

**INDEXING INSTRUCTIONS:**  
**Lot 48, Sec. A, Ansley Park S/D,**  
**DeSoto County, Mississippi**

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TRUSTEE TO J P MORGAN CHASE BANK, N.A., AS TRUSTEE**, (herein referred to as Grantor), does hereby sell, convey and specially warrant unto **CHARLES G. MILLER** (herein referred to as Grantee) the following described property located and situated in DESOTO County, Mississippi, to-wit:

Lot 48, Section A, Ansley Park S/D, situated in Section 21, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 74, Pages 26-27, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

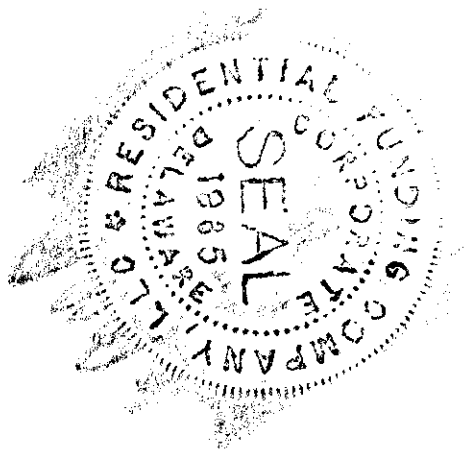
This conveyance is made subject to all prior mineral reservations of record pertaining to subject property. TO HAVE AND TO HOLD the property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's heirs and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the property unto Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis. Said tax proration shall be considered final settlement with no further adjustment between Buyer and Seller after closing.

McGowan

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IN WITNESS WHEREOF, the Grantor, by and through the undersigned officer, has executed this Deed on this the 13 day of August 2008.



THE BANK OF NEW YORK TRUST COMPANY N.A., AS SUCCESSOR TRUSTEE TO J P MORGAN CHASE BANK, N.A. AS TRUSTEE, BY: RESIDENTIAL FUNDING COMPANY, LLC F/K/A RESIDENTIAL FUNDING CORPORATION, ITS ATTORNEY IN FACT

By [Signature]

Its Bill Mueller, U.P.

POWER OF ATTORNEY RECORDED IN BOOK 94, PAGE 374

STATE OF CA  
COUNTY OF San Diego

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for said county and state, the within named Bill Mueller, who acknowledged to me that he/she is the U.P. of RESIDENTIAL FUNDING COMPANY, LLC F/K/A RESIDENTIAL FUNDING CORPORATION, ATTORNEY IN FACT FOR THE BANK OF NEW YORK TRUST COMPANY N.A., AS SUCCESSOR TRUSTEE TO J P MORGAN CHASE BANK, N.A., AS TRUSTEE, and that for and on behalf of said company and as its act and deed, he/she signed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, being first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 13 day of August 2008.

[Signature]  
NOTARY PUBLIC

My Commission Expires:



GRANTOR:

J P MORGAN CHASE BANK, AS TRUSTEE  
BY: RESIDENTIAL FUNDING CO., LLC  
9350 WAXIE WAY, SUITE 100  
SAN DIEGO, CA 92123  
TELEPHONE: (800) 750-0011

GRANTEE:

CHARLES G. MILLER

ADDRESS: 151 Jamerson Farm Road  
Collierville, TN 38017  
TELEPHONE: 901-301-4195

PREPARED BY:

DAVID K. MCGOWAN  
ATTORNEY AT LAW  
1845 CRANE RIDGE DR  
JACKSON, MS 39216  
TELEPHONE: (601) 982-8504  
MSB #2619  
FCH-1247

## AFFIDAVIT

STATE OF CA  
COUNTY OF San Diego

BEFORE ME, the undersigned authority in and for said county and state, this day personally came and appeared Bill Mueller, who being by me first duly sworn according to law says on oath as follows, to-wit:

1. I executed the foregoing document as V.P. (title) of Residential Funding Company, LLC f/k/a Residential Funding Corporation, Attorney in Fact for The Bank of New York Trust Company N.A., as Successor Trustee to J P Morgan Chase Bank, N.A., as Trustee.

2. The power of attorney under which I executed the foregoing document is valid and in full force and effect, and I do not have any knowledge of termination of the power by revocation or of the death, disability or incapacity of The Bank of New York Trust Company N.A., as Successor Trustee to J P Morgan Chase Bank, N.A., as Trustee.

3. This affidavit is executed pursuant to the Uniform Durable Power of Attorney Act of the State of Mississippi, as set forth in Section 87-3-113, et seq. of the Mississippi Code of 1972, as amended, and to provide conclusive proof of the non-revocation and non-termination of the power of attorney under which the foregoing document was executed.

AFFIANT

Bill Mueller, V.P.

SWORN TO AND SUBSCRIBED BEFORE ME, this the 13 day of August 2008.

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

